

CHICAGO PLAN COMMISSION

121 North LaSalle Street  
Council Chambers - 2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
February 18, 2016  
**10:00 A.M.**

MINUTES

PRESENT

Martin Cabrera  
David Reifman  
Les Bond  
Michael Kelly  
Patricia Scudiero  
Rebekah Scheinfeld  
Linda Searl  
Daniel Sih  
Juan Carlos Linares  
Sarah Lyons  
Bishop John R. Bryant  
Alderman Walter Burnett  
Alderman Thomas Tunney  
Alderman Joseph Moore  
Alderman Edward Burke

ABSENT

Doris Holleb  
Smita Shah  
Laura Flores  
Terry Peterson  
Daniel Sih  
Alderman Howard Brookins, Jr  
Alderman Daniel S. Solis

- I The Chairman called the meeting to order at 10:10 AM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with seven members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on February 18, 2016.
- III. The Minutes of the January 21, 2016 Plan Commission Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 through 8 under Adjacent Neighbors, and items numbered 9 through 11 under Negotiated Sales, were approved by an omnibus vote of 7-0.**

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4628 South Wood Street. (16-006-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 1617 South Keeler Avenue. (16-006-21)

3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4941 South Laflin Street. (16-006-21)
  4. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 164 North Waller Avenue. (16-006-21)
  5. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5338 South Rockwell Street. (16-006-21)
  6. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 6026 South Ada Street. (16-006-21)
  7. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 1217-19 East 44<sup>th</sup> Place. (16-006-21)
  8. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 1310 West 50<sup>th</sup> Street. (16-006-21)
  9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2250 South Blue Island Avenue. (16-008-21)
  10. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 8748 South Emerald Avenue. (16-009-21)
  11. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 3054 East 90<sup>th</sup> Street. (16-011-21)
- C1. MATTERS IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT FROM THE JANUARY 21, 2016 AGENDA WHICH WERE NOTICED PROPERLY ON WEDNESDAY, DECEMBER 30, 2015, HOWEVER THEY WERE INCORRECTLY NUMBERED ON THE JANUARY 21, 2016 AGENDA. *THIS IS BEING NOTED FOR CLARIFICATION ONLY AND DOES NOT REQUIRE A SECOND VOTE.*

#### Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 847 North Homan Avenue. (16-001-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5246 S. Laflin Street (16-001-21)

3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 6620 South Wood Street (16-011-21)
4. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 6133 South Langley Avenue (16-001-21)

#### Negotiated Sales

5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1130 North Monticello Avenue. (16-002-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 606 and 618 North Kedzie Avenue. (16-003-21)

#### Acquisitions and Dispositions

7. A resolution recommending a proposed ordinance authorizing the disposition of city-owned land to Blackhawk Community Ice Rink, LLC for 120,000 SF Professional Practice Ice Hockey Facility and Community Hockey Training Facility for the property generally located at 1801-1853 West Jackson Boulevard. (16-004-21)
8. A resolution recommending a proposed ordinance authorizing the disposition of city-owned land to Rush University Medical Center for a 1.4 million square foot multi phased mixed-use academic village. (16-005-21)

#### D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed Waterway-Residential Business Planned Development submitted by Lathrop Community Partners, LLC, for the property generally located at 2820-2996 N. Clybourn Avenue; 2000-2144 W. Diversey Parkway; 2007-2141 W. Diversey Parkway; 2601-2953 N. Leavitt Street; 2800-2888 N. Leavitt Street; 2601-2769 N. Hoyne Avenue; 2600-2768 N. Hoyne Avenue; 2600-2800 N. Damen Avenue and 2201-2223 W. Oakdale Avenue. The site is currently zoned RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and POS-2 Neighborhood Park, Mini-Park or Playlot District. The applicant submitted an application to reclassify the site to a B2-1 (Neighborhood Mixed Use District) and has amended the application to seek a C2-3 (Motor Vehicle-Related Commercial District) underlying zoning. The applicant requests a rezoning of the subject property to a C2-3 (Motor Vehicle-Related Commercial District) prior to establishing the Waterway Residential-Business Planned Development. The proposal will allow for the construction of two new mixed use buildings, the renovation of 14 existing structures, allow for 1,208 residential dwelling units and 50,000 square feet of commercial and retail space, establish multiple subareas, accessory parking, and accessory and incidental uses. (1<sup>st</sup> and 32 Wards) **Applicant agrees to bring future development back to Plan Commission for a vote on design only instead of just site plan approval. Approved 11-2-1 with Cmr. Kelly being recused, Yeas – Commissioners Burke, Burnett, Linares, Lyons, Reifman, Moore, Scudiero, Scheinfeld, Searl, Tunney, and Cabrera. Nos – Commissioners Bond and Bryant.**

2. A proposed map amendment in the Brighton Park Industrial Corridor in conjunction with a planned development application both submitted by the Applicant, Noble Network of Charter Schools, for the property generally located at 2833 West 47th Street and 4701 South Richmond Street. The Applicant proposes to rezone the property first from an M2-2 (Light Industry District) to a C3-3 (Commercial Manufacturing and Employment District) and then to an Institutional Planned Development to allow for the construction of a two-story school facility not to exceed 50'-0" in height, additionally approximately 94 automobile parking stalls and 12 drop off spaces will be provided on the subject site. (14th Ward) **Map Amendment Approved 12-0-2 with Commissioners Burke and Scheinfeld being recused, Yeas – Commissioners Bryant, Burnett, Kelly, Lyons, Linares, Moore, Reifman, Scudiero Searl, Tunney, Bond, and Cabrera. PD Approved 12-0-2 with Commissioners Burke and Scheinfeld being recused, Yeas – Commissioners Bryant, Burnett, Kelly, Lyons, Linares, Moore, Reifman, Scudiero Searl, Tunney, Bond, and Cabrera.**
  
3. A proposed Residential Business Institutional Planned Development submitted by the Applicants, Illinois Franklin, LLC, and Order of Friar Servants of Mary, USA Province, Inc. for the property generally located at 301-331 West Illinois Street, 440-448 North Franklin Street and 441-449 North Orleans Street. Illinois Franklin, LLC, intends to construct an approximately 298' building with 245 dwelling units, 109 accessory parking spaces and ground floor commercial on a 15,657 square foot site that will become Sub Area A of the planned development. Sub Area B will include an existing church that will remain and an existing priory that will be expanded by one-story by the Order of Friar Servants. The underlying zoning for the overall 32,180 square foot site is currently DX-5 (Downtown Mixed Use District) and will remain as such prior to establishing the proposed Residential Business Institutional Planned Development. (42<sup>nd</sup> Ward) **Approved 11-0, Yeas – Commissioners Bond, Bryant, Linares, Lyons, Kelly, Reifman, Moore, Scudiero, Searl, Tunney and Cabrera**
  
4. A proposed Residential Business Planned Development submitted by the Applicant, Lexington Dearborn, LLC for the property generally located at 1010-1028 North Dearborn Street. The Applicant is proposing 3 Subareas which will include approximately 50 dwelling units in a 351 foot tall residential tower with accessory parking (Subarea A), the Ruth Page Center for the Arts (Subarea B) and the Palette and Chisel Academy (Subarea C). The underlying zoning for the 29,869 square foot site is currently RM-5 (Residential Multi-unit District), and is proposed to be rezoned to RM6.5 (Residential Multi-unit District), prior to establishing the proposed Residential-Business Planned Development. (2<sup>nd</sup> Ward) **Approved 12-0, Yeas – Commissioners Bond, Bryant, Burnett, Linares, Lyons, Kelly, Reifman, Moore, Scudiero, Searl, Tunney and Cabrera**
  
5. A proposed Residential Planned Development submitted by MCZ Edgewater, LLC, for the property generally located at 5700 North Ashland Avenue. The applicant proposes to rezone the site from a RS-3 (Residential Single-Unit Detached House District) to a B2-3 (Neighborhood Mixed-Use District) prior to establishing the Residential Planned Development. The proposal will establish two separate sub-areas, establish a community park, renovate an existing multi-story medical office building, and allow for 141 dwelling units, accessory parking spaces with accessory uses. (40th Ward) **Approved 11-0-1, with Commissioner Kelly being recused. Yeas – Commissioners Bond, Bryant, Burnett, Linares, Lyons, Reifman, Moore, Scudiero, Searl, Tunney and Cabrera**

6. A proposed Residential Business Planned Development submitted by Wicker Park Apartments, Inc., for the property generally located at 708-712 West Grand Ave. The applicant proposes to rezone the site from a M2-3 (Light Industry District) to a C1-5 (Neighborhood Commercial District) to a Residential Business Planned Development. The proposal will establish a nine-story mixed-use building with 105 dwelling unit, ground floor retail, accessory parking and accessory uses. (27th Ward) **Approved 10-0-1 with Commissioner Burnett being recused, Yeas – Commissioners Bond, Linares, Lyons, Kelly, Reifman, Moore, Scudiero, Searl, Tunney and Cabrera**
7. A proposed map amendment in the North Branch Industrial Corridor, submitted by Applicant 944 North Elston LLC, for the property generally located at 944 North Elston Avenue. The Applicant proposes to rezone the property from M3-3 (Heavy Industry District) to B2-3 (Neighborhood Mixed-Use District) to allow for the construction of a five-story mixed-use building with office space on the ground floor and 8 residential dwelling units on the floors above. (27th Ward) **Approved 8-0-1 with Commissioner Burnett being recused, Yeas – Commissioners Bond, Linares, Lyons, Kelly, Reifman, Scudiero, Tunney and Cabrera**
8. A proposed amendment to Planned Development No. 988 submitted by Alderman Pat Dowell for the property generally located at 2039 South Prairie Avenue. The applicant proposes to rezone the site from Planned Development No. 988 to Planned Development 988, as amended. The proposal will establish two sub-areas; allow for open space to establishment a community park. (3rd Ward) **Approved 9-0, Yeas – Commissioners Bond, Burnett, Linares, Lyons, Kelly, Reifman, Scudiero, Tunney and Cabrera**
9. A proposed 2016 Amendment to Residential Business Planned Development #282, As Amended, and Lake Michigan and Chicago Lakefront Protection Application No. 666, submitted by the Applicants, Solstice on the Park, LLC, Windermere House, LLC and 5528 S. Cornell Avenue Owner, LLC, for the property generally located at 1604-1664 East 56th Street, 5528-5558 South Cornell Avenue and 5543-5559 South Cornell Avenue. The Applicants intend to amend PD #282 in order for Solstice on the Park, LLC to construct an approximately 299'foot tall residential building with no more than 250 dwelling units and no fewer than 316 parking spaces within the portion of PD #282 owned by Solstice on the Park, LLC (5534-58 South Cornell Avenue/1604-1624 East 56th Street). The portion of PD #282 owned by Windermere House, LLC (5543-59 South Cornell Avenue/ 1634-64 E. 56th Street) will continue to have ground-floor commercial uses and no more than 220 residential dwelling units. The portion of PD #282 owned by 5528 S. Cornell Avenue Owner, LLC (5528-32 South Cornell Avenue) will continue to have 53 residential dwelling units. (5th Ward) **PD Approved 9-0, Yeas – Commissioners Bond, Burnett, Linares, Lyons, Kelly, Reifman, Scudiero, Tunney and Cabrera. LF Approved 9-0, Yeas – Commissioners Bond, Burnett, Linares, Lyons, Kelly, Reifman, Scudiero, Tunney and Cabrera**
10. A proposed Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 684, submitted by Lexington Place III, LLC, for the property generally located at 4639 South Lake Park Avenue within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District. The applicant proposes to construct 20 townhomes with attached accessory parking on a 33,286 square foot site. The property is currently zoned RM-5 (Residential Multi-Unit District) and will remain RM-5. (4<sup>th</sup> Ward) **Approved 9-0, Yeas – Commissioners Bond, Burnett, Linares, Lyons, Kelly, Reifman, Scudiero, Tunney and Cabrera**

11. A proposed amendment to Planned Development No. 1169, submitted by Lake Meadows Associates an Illinois Limited Partnership, the owner of the property generally located at 3401 South Dr. Martin Luther King Jr. Drive. The Applicant is proposing an amendment in order to obtain final Subarea approval for Subarea A2 and Site Plan approval for a newly established parcel within Subarea A2, no other Subareas or Site Plans are being contemplated as a part of this application. (4th Ward) **Approved 9-0, Yeas – Commissioners Bond, Burnett, Linares, Lyons, Kelly, Reifman, Scudiero, Tunney and Cabrera**

E. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:

Adjournment: 4:00 PM